

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
SEC Bellona Avenue & Norman		
Avenue	*	ZONING COMMISSIONER
1623 Bellona Avenue		
8th Election District	*	OF BALTIMORE COUNTY
4 th Councilmanic District		
Legal Owner: Clarence Wroblewski, et ux	*	Case No. 99-283-X
Lessee: Vincent P. Wroblewski, M.D.		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 1623 Bellona Avenue in Lutherville. The Petition was filed by Clarence Wroblewski and Frances Wroblewski, his wife, property owners, and Vincent P. Wroblewski, M.D., their son, Lessee. Special Exception relief is requested to approve a physicians' office to be established within a primary residence, with not more than one non-residential professional associate and not more than two non-resident employees, pursuant to Section 1B01.1.C.12 of the Baltimore County Zoning Regulations (BCZR). The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing, and an amended plan marked as Petitioners' Exhibit No. 2.

Appearing at the requisite public hearing held for this case were the Petitioners, Clarence and Frances Wroblewski and Vincent P. Wroblewski, M.D. The Petitioners were represented by Anthony J. DiPaula, Esquire. Also present was Thomas J. Hoff, the engineer who prepared the site plan. Also attending the hearing was Eric Rockel on behalf of the Lutherville Community Association. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is a corner lot, located adjacent to the intersection of Bellona Avenue and Norman Avenue in Lutherville. The property is approximately .35 acres in area, zoned D.R.5.5. The property is presently improved with an existing one story, with basement, single family dwelling known as 1623 Bellona Avenue. Apparently, this property has been owned by Mr. and Mrs. Wroblewski for many years. For the past 29 years, they have rented the property as a residence. However, at this time, they propose entering into a lease with their son, Vincent P. Wroblewski, M.D. As noted, Vincent P. Wroblewski is a physician by profession and specializes in family practice.

ORDER RECEIVED FOR FILING

Date

By

3/30/99

Dr. Wroblewski proposes locating his residence and office on the subject property. As shown on the site plan, the office would be located entirely on the first floor and will occupy 625 sq. ft. This is less than the 25% floor area permitted by the BCZR. Dr. Wroblewski also indicated that his office would be staffed with a medical assistant and a receptionist. Thus, his plan complies with the limitations set forth in the regulations as to the number of employees.

As is also shown on the plan, 6 parking spaces are required under the Code. In this regard, the plan has been amended so as to create a parking lot providing 6 spaces. The lot has been reconfigured from the manner originally proposed to permit less disturbance and create larger buffer areas. In this regard, counsel for the Petitioners indicated that the plan had been approved by both Mr. Rockel on behalf of his community association, and the Office of Planning. As shown on Petitioners' Exhibit No. 2, the lot will be created in the rear yard and there are dual 14 ft. wide entrances proposed. In addition to the parking spaces at that location, Dr. Wroblewski indicated that he would park his personal vehicle in a separate driveway.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Exception. Based upon my judgement, the use of the property, as proposed, will not detrimentally impact the health, safety or general welfare of the locale. I find the Petitioners have met the requirements of Section 502.1 of the BCZR.

However, in so granting the relief, I will impose conditions which have been negotiated and agreed to by and between the Petitioners, the Lutherville Community Association and the Office of Planning. Those conditions are more fully set out in Petitioners' Exhibit No. 3, a single page document which lists 8 conditions. That Exhibit is attached hereto and made a part of the relief granted herein. In addition to those specifically enumerated conditions, the Office of Planning opined, in its Zoning Plans Advisory Committee (ZAC) comment that any alterations to the exterior of the property should comply with the guidelines set forth in Sections E. and F. of the Community Conservation Plan for Lutherville. This condition shall also be incorporated. However, it is to be noted that the Petitioners propose no exterior improvements to the property, other than the construction of the lot.

As a final note, Dr. Wroblewski raised a question regarding the staffing of his practice. At this time, he has hired only two individuals, a receptionist and medical assistant.

He indicated, however, it is a frequent occurrence in physicians' practices to hire part time employees. That is, one individual may work as a receptionist two days a week and another three days per week. The question whether such arrangement would be permissible under the zoning regulations. For so long as no more than three employees are on the property at any time, as provided by Code, Dr. Wroblewski's proposal seems appropriate and in keeping with the spirit and intent of the regulations. Thus the receptionist shall be counted as a single employee irrespective of whether that position is staffed by one person five days per week, five people one day per week, or something in between.

Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 30th day of March 1999, that the Petition for Special Exception to approve a physicians' office to be established within a primary residence, with not more than one non-residential professional associate, and not more than two non-resident employees, pursuant to Section 1B01.1.C.12 of the BCZR, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired.
2. The Petitioners shall comply with the terms and conditions of their agreement with the Lutherville Community Association (Petitioners' Exhibit No. 3) and any exterior improvements to the dwelling shall comply with Section E and F of the Community Conservation Plan for Lutherville.

ORDER RECEIVED FOR FILING

Date _____

By _____



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 1623 Bellona Avenue

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a physician's office established within a primary residence, with not more than one (1) non-resident professional associate and not more than two (2) other non-resident employees, pursuant to BCZR Section 1B01.1.C.12.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Correct Purchaser/Lessee:

Vincent P. Wroblewski, M.D.

Name - Type or Print

Vincent P. Wroblewski M.D.

Signature

3507 N. Charles Street, Unit 301 410-462-0940

Address

Telephone No.

Baltimore, MD 21218

City

State

Zip Code

Attorney For Petitioner:

Anthony J. DiPaula

Name - Type or Print

[Signature]

Signature

Covahey & Boozer, P.A.

Company

614 Bosley Avenue 410-828-9441

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Clarence F. Wroblewski

Name - Type or Print

Clarence F. Wroblewski

Signature

Frances R. Wroblewski

Name - Type or Print

Frances R. Wroblewski

Signature

1214 Clearfield Circle 410-821-1755

Address

Telephone No.

Lutherville/Timonium MD 21093

City

State

Zip Code

Representative to be Contacted:

Anthony J. DiPaula

Name

614 Bosley Avenue 410-828-9441

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING CALL ATTORNEY

Reviewed By [Signature] Date 1-27-99

Case No. 99-283-X

REV 09/15/98



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

March 29, 1999

Anthony J. DiPaula, Esquire
Covahey and Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
Case No. 99-283-X
Clarence Wroblewski, et ux, Legal Owners
Vincent P. Wroblewski, M.D., Lessee, Petitioners

Dear Mr. DiPaula:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy
Mr. Eric Rockel
Lutherville Community Assn.
1610 Riderwood Drive
Lutherville, Maryland 21093



THOMAS J. HOFF, INC.
Landscape Architect and Land Development Consultant
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

January 27, 1999

Description of Wroblewski Property, 1623 Bellona Avenue, to Accompany Petition for Special Exception.

BEGINNING FOR THE SAME at a point on the south side of Bellona Avenue, at the intersection of the R/W's of Bellona and Norman Avenues.

Thence binding on the east side of Norman Avenue,

- (1) South 18 degrees 00 minutes 00 seconds East 204.33 feet;
thence leaving the east side of Norman Avenue,
- (2) North 72 degrees 00 minutes 00 seconds East 75.00 feet;
- (3) North 18 degrees 00 minutes 00 seconds West 202.50 feet to the south side of Bellona Avenue,

thence binding on the south side of Bellona Avenue,

- (4) South 73 degrees 24 minutes 00 seconds West 75.02 feet;
- to the point of beginning containing 0.35 acres (15,256 square feet) of land more or less.

Note:

This Description has been prepared for zoning purposes only.



99-283-X

283

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

283

No. 063083

DATE 1-27-99 ACCOUNT 7001450

AMOUNT \$ 300.00

RECEIVED FROM: ANTHONY J. DIPALMA, ESQUIRE

FOR: SPECIAL EXCEPTION - \$300
TOTAL \$300

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JD

PAID RECEIPT

PROCESS ACTUAL TIME
1/28/1999 1/27/1999 15:38:14

REG WSO6 CASHIER MWEL MRW DRAWER 6

5 MISCELLANEOUS CASH RECEIPT

Receipt # 065762 OFLN
CR NO. 063083

300.00 CHECK: FN

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-283-X
1623 Bellona Avenue
SEC Bellona Avenue and Norman Avenue
8th Election District
4th Councilmanic District
Legal Owner(s): Frances R. & Clarence F. Wroblewski
Lessee: Vincent P. Wroblewski, M.D.

Special Exception: for a physician's office established within a primary residence, with not more than 1 non-resident professional associate and not more than 2 other non-resident employees.

Hearing: Thursday, March 11, 1999 at 2:00 p.m. in Room 106, County Office Bldg., 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the file and/or hearing, Contact the Zoning Review Office at (410) 887-3391.

2/276 Feb. 18 C291441

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/18/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/18/, 1999.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE Case No.

99-283-X

Petitioner/Developer

DIPAULA, ETAL
COVANEY & BOOZER

Date of Hearing/Closing:

3/11/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law

were posted conspicuously on the property located at #1623 BELLONA AVE

The sign(s) were posted on

2/23/99

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/25/99

Patrick M. O'Keefe 2/25/99

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

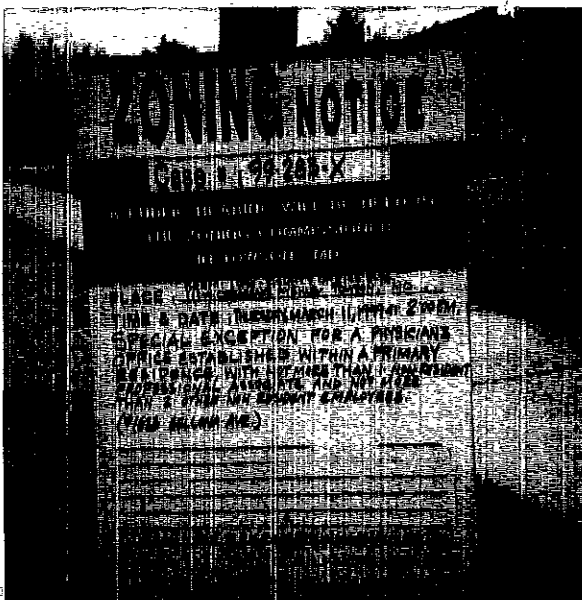
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

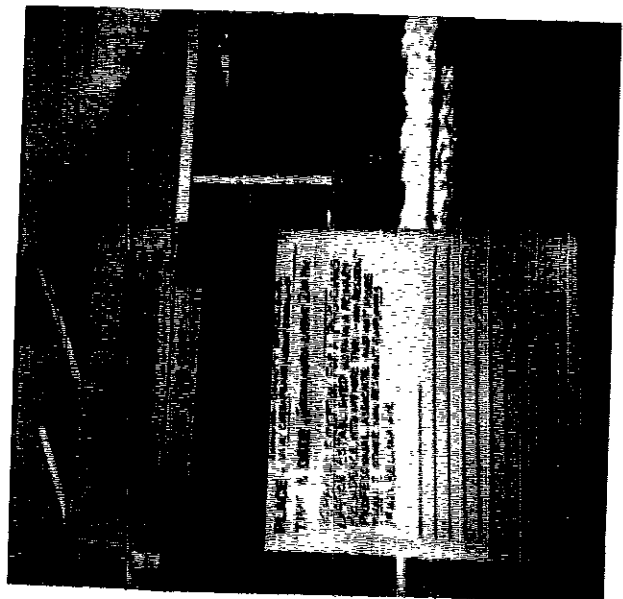
410-666-5366 ; CELL 410-905-8571

(Telephone Number)



99-283-X
#1623 BELLONA AVE.

H-3/11/99



99-283-X
#1623 BELLONA AVE.

RE: PETITION FOR SPECIAL EXCEPTION
1623 Bellona Avenue, SEC Bellona Ave and Norman
Ave, 8th Election District, 4th Councilmanic

Legal Owners: Clarence & Frances Wroblewski
Contract Purchaser: Vincent P. Wroblewski, M.D.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-283-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of February, 1999, a copy of the foregoing Entry of Appearance was mailed to Anthony J. DiPaula, Esq., Covahey & Boozer, P.A., 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 4, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

ZONING CASE: 99-283-X
1623 Bellona Avenue
SEC Bellona Avenue and Norman Avenue
8th Election District – 4th Councilmanic District
Legal Owner: Frances R. & Clarence F. Wroblewski
Lessee: Vincent P. Wroblewski, M.D.

Special Exception for a physician's office established within a primary residence, with not more than 1 non-resident professional associate and not more than 2 other non-resident employees.

HEARING: Thursday, March 11, 1999 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon, Director

c: Anthony J. DiPaula, Esquire
Frances & Clarence Wroblewski
Vincent Wroblewski, M.D.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 24, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
February 18, 1999 Issue – Jeffersonian

Please forward billing to:

Anthony J. DiPaula, Esquire 410-828-9441
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, MD 21204

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

ZONING CASE: 99-283-X
1623 Bellona Avenue
SEC Bellona Avenue and Norman Avenue
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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 283 (CBE # 99-283-SPX)
Petitioner: VINCENT P. WRUBLEWSKI, M.D.
Address or Location: 1623 BELLONA AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANTHONY J. DIPOLLA, ESQ.
Address: 614 BOSLEY AVE
TOWSON, MD 21204
Telephone Number: 410-828-9441

Revised 2/20/98 - SCJ

283

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: TO PERMIT PHYSICIAN'S OFFICE WITHIN A
PRIMARY RESIDENCE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 5, 1999

Anthony J. DiPaula, Esq.
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, MD 21204

RE: Case No.: 99-283-X
Petitioner: Vincent Wroblewski
Location: 1623 Bellona Avenue

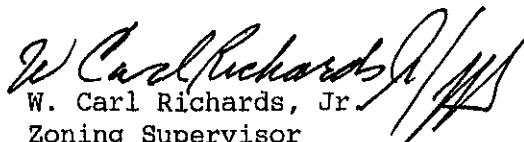
Dear Mr. DiPaula:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 27, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



Ho
3/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: February 12, 1999

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 1623 Bellona Avenue

INFORMATION:

Item Number: 283
Petitioner: Vincent P. Wroblewski, M.D.
Property Size: 0.35 acres
Zoning: D.R. 5.5
Requested Action: Special Exception
Hearing Date: March 11, 1999

SUMMARY OF RECOMMENDATIONS:

The applicant in this case is seeking a Special Exception from Section 1B01.1.C.12. of the BCZR to establish a physician's office within a primary residence, with not more than one non-resident professional associate and not more than two other non-resident employees.

The subject property is a one story, 2,500 square foot dwelling, located on the southeast corner of Bellona Avenue and Norman Avenue in the Lutherville community. It is located within the boundaries of the Lutherville Community Conservation Plan, adopted by the County Council on February 20, 1996. The applicant proposes to use the property as a physician's office established within a primary residence. Additionally, he proposes to convert the rear yard to a paved parking area with eight parking spaces provided. Access to the parking area would be from a twenty two foot wide driveway off of Norman Avenue.

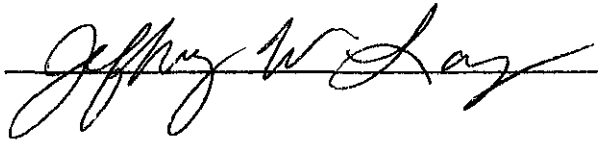
The applicant has met with the Lutherville Community Association to present his proposal and gained their general approval. He is a life long resident of the Lutherville community and previously resided at this property. The Lutherville Community Association is currently working on negotiating some restrictive language to be included in a covenant agreement

between the association and the applicant that would address building renovation/alterations and landscaping as well as the terms of occupancy.

This office has no objection to the granting of this special exception provided the following conditions are met:

1. The rear parking area should be substantially screened from the adjacent residential community with some combination of either a privacy fence and appropriate landscaping, or a low masonry wall with landscaping. Architectural elevations of any screening and a landscape plan should be submitted to the Office of Planning for review and approval prior to the issuance of any building permits.
2. Any alterations to the exterior of the property should comply with the guidelines set forth in Section E and F of the Community Conservation Plan for Lutherville. (p. E1, E2 – see attached)

Section Chief:

A handwritten signature in cursive script, appearing to read "Jeffrey W. Lay", is written over a horizontal line.

AFK:

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 17, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for February 16, 1999
 Item No. 283

 The Bureau of Developer's Plans Review has reviewed the subject zoning item. The proposed entrance is to be built per the Department of Public Works' Road & Street Details, Std. Plate R-15 with a maximum width of 22 feet.

RWB:HJO:jrb

cc: File

ZONE0216.283



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: HARRISON LIMITED PTNSP. 280
CLARENCE AND FRANCES WROBLEWSKI 283
NNAMDI IWUOHA 287
MARS STORES, INC. 289

Location: DISTRIBUTION MEETING OF February 8, 1999

Item No.: 280, (283) 287, 289 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 2/10/99

FROM: R. Bruce Seeley, Project Manager
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: Feb. 8, 99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s: 278
279
280
281
282
(283)
285
286
287
288
289
98-467 Sp HA



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.5.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 283

JZA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Non-Petitioners

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Eric Rockel

1610 Ridgewood Drive

Lutherville Md 21093



Peterson

PLEASE PRINT CLEARLY

~~PROTESTANT(S)~~ SIGN-IN SHEET

NAME

ADDRESS

Anthony J. DiPaula, Esq.

614 Bissell Ave - Towson MD 21204

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MICHAEL T. PATE

ANNEX OFFICE
SUITE 320
606 BALTIMORE AVE.
TOWSON, MD. 21204

FAX 410-823-7530

February 8, 1999

* ALSO ADMITTED TO D. C. BAR

Baltimore County Zoning Office
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

ATTN: Sophie

RE: CASE NO.: 99-283-SPX
1623 BELLONA AVENUE

Dear Sophie:

Attached is a copy of my yellow paid receipt. God only knows what happened to the pink copy when John Alexander separated the two. At least you know now that we did pay!

Very truly yours,



Anthony J. DiPaula

AJD/ds
2'ds.15
enclosure

**CONDITIONS OF THE GRANT OF THE SPECIAL EXCEPTION,
AS REQUESTED BY THE LUTHERVILLE COMMUNITY ASSOCIATION, INC.,
AND AGREEABLE TO THE PETITIONERS**

1. The primary residence and physician's office shall be utilized as represented on the Plan To Accompany Petition for Special Exception, dated 1/27/99 as prepared by Thomas J. Hoff, Inc., with last revision date of 3/8/99.

2. The hours of operation for the physician's office shall be Monday through Friday, 8:00 a.m. to 6:00 p.m. and two (2) evenings per week; the evening hours to last no later than 8:00 p.m. Saturday hours shall be 9:00 a.m. to 1:00 p.m.

3. Landscaping shall be installed and continuously maintained around the onsite parking area. Said landscaping shall be of a dense evergreen variety, at least forty-two inches high along the west side of the parking area, if possible, unless Planning limits same to thirty-six inches to avoid visual obstruction for traffic safety.

4. The lessee agrees to erect a stockade-type wooden fence along the east and south sides of the property, at least five feet high, from the rear property line to a plane even with the front face of the dwelling.

5. Lighting in the parking area shall be limited to residential type fixtures not more than six feet high, and not more than two in number.

6. Any expansion of the dwelling may only be done to enlarge the residentially used part of the building, and any expansion shall be limited to the south and east sides of the dwelling, if done on the ground floor, or the construction of a second floor.

7. Signage for the physician's offices shall be limited to that allowed to by right in a density residential zone, and no attempts to gain a variance for signage shall be sought.

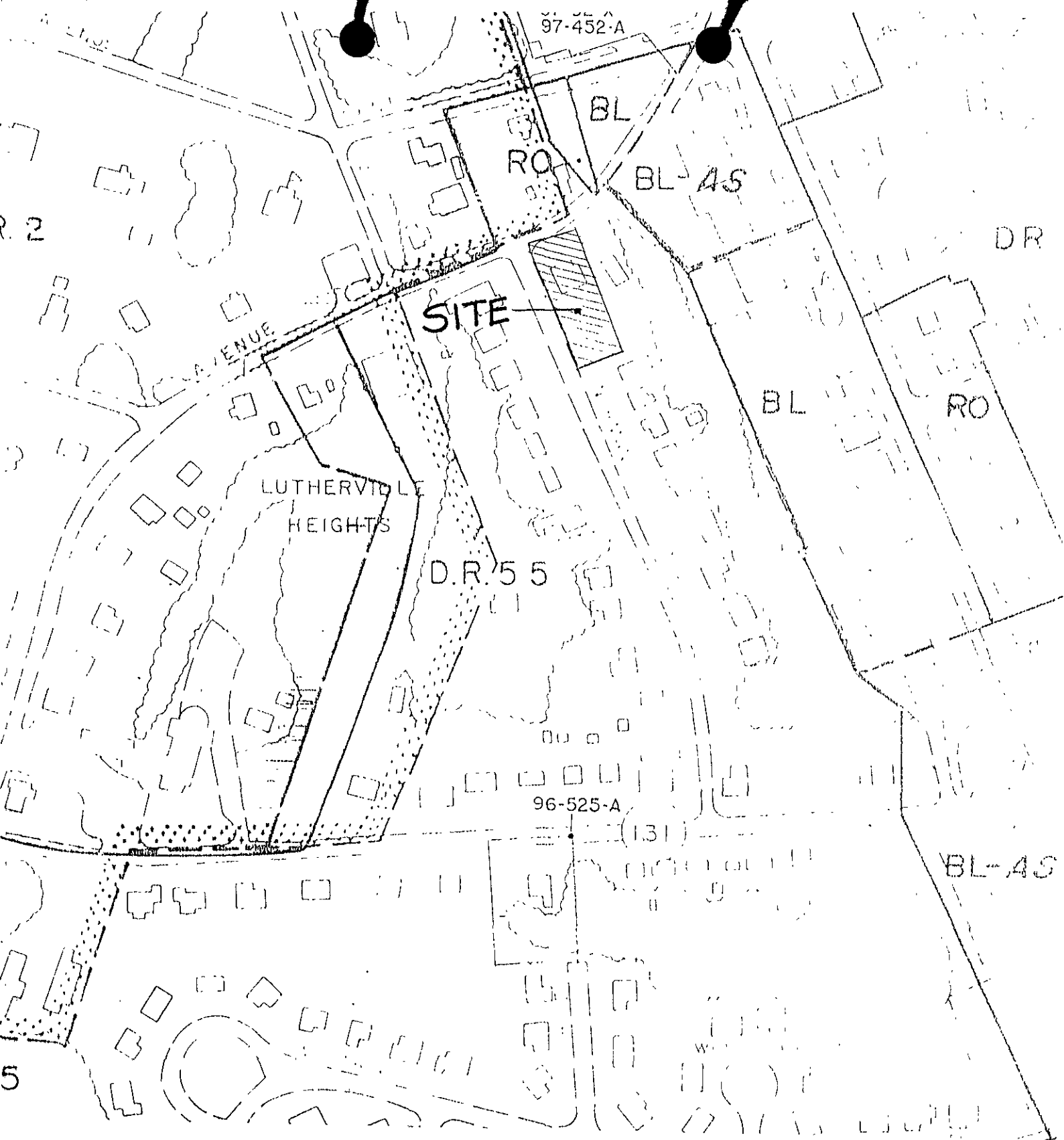
8. Any medical waste generated by the operation of the physician's office shall be stored within the building until time of disposal, and such disposal shall be undertaken only by a licensed medical waste disposal company. The owner and/or lessee shall provide evidence of an active contract for disposal of said medical waste if so requested by the Association within ten days of receipt of a written request.

ORDER RECEIVED FOR FILING

Date _____

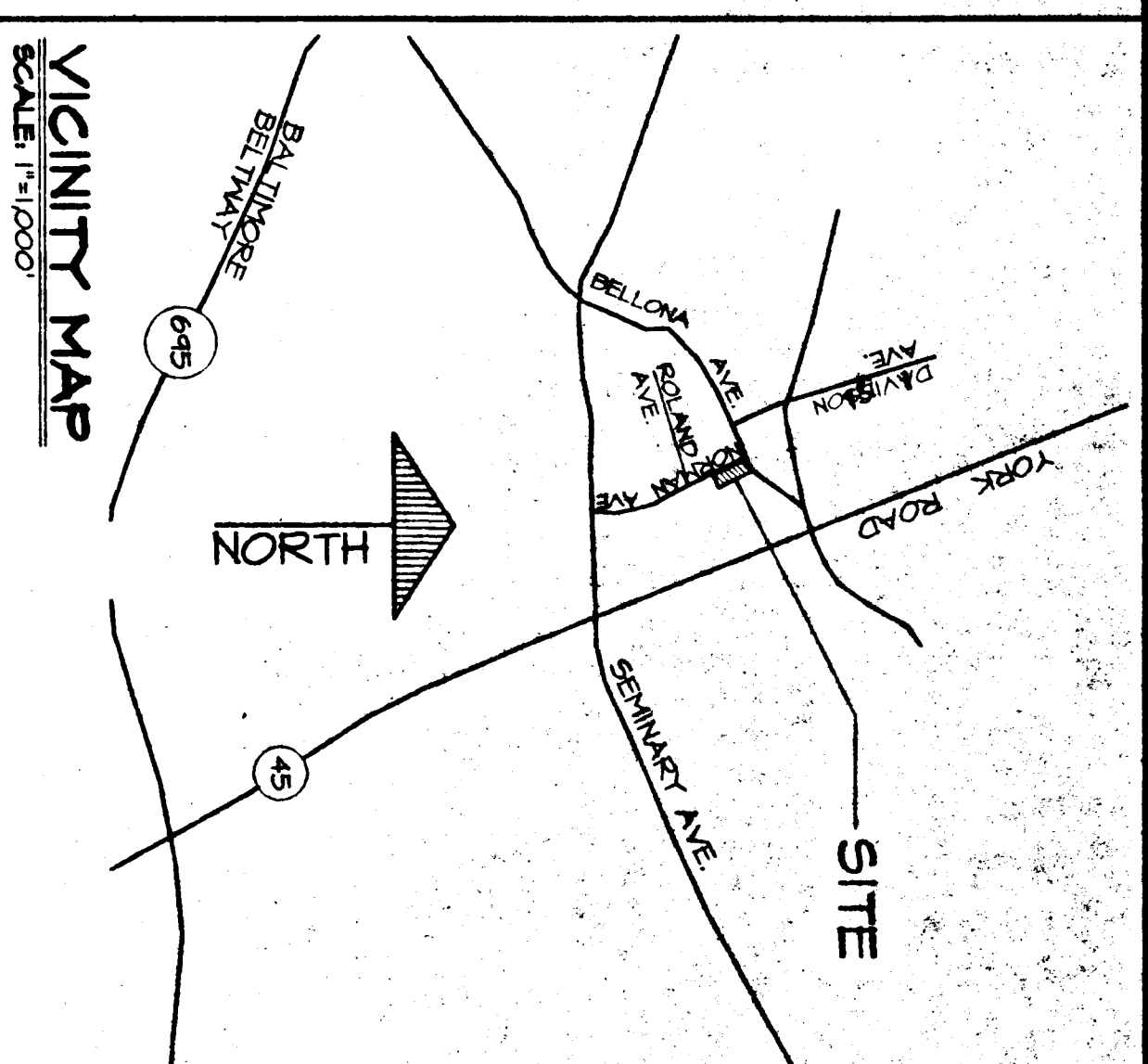
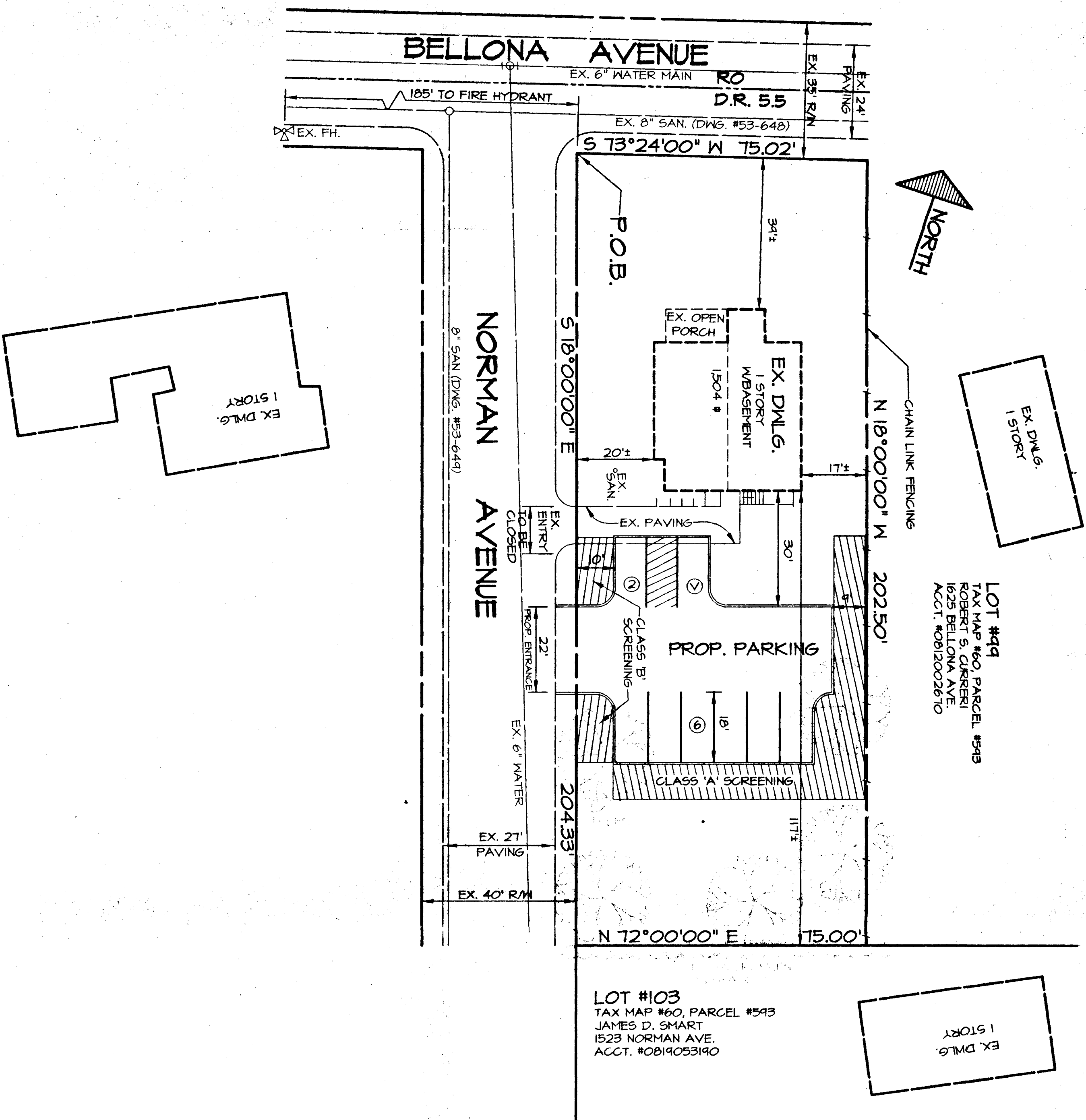
By _____

Red No 3



SCALE	LOCATION	SHEET
1" = 200'	LUTHERVILLE	NW
DATE OF PHOTOGRAPHY JANUARY 1986	99-283-X	12-A
		283





SITE DATA
 TOTAL SITE AREA: 15.254 ± = 0.35 AC. ±
 EXISTING ZONING: DR 5.5
 ZONING MAP: NM 12-A
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: OFFICE & RESIDENTIAL
 EXISTING BLDG. AREA:
 1st FLOOR = 1,120 SF
 FINISHED BASEMENT = 560 SF
 TOTAL BLDG. AREA = 1,680 SF
 AREA TO BE CONVERTED TO OFFICE: 1,120 SF ± 25% = 625 SF

PARKING CALCULATIONS:
PARKING REQUIRED: = 28 PARKING SPACES ± 6 (85.00% TIR)
 625 ± ± 45,000
 PARKING PROVIDED: = 8 P. SPACES
 (INCLUDES 1 VAN ACCESSIBLE SPACE)

NOTES:
 • THERE IS NO PREVIOUS COMMERCIAL PERMIT ON THIS SITE.
 • THERE IS NO ZONING HISTORY OR C.R.G. MAJOR ON THIS SITE.
 • THIS SITE IS NOT WITHIN THE LUTHERVILLE HISTORICAL DISTRICT BOUNDARY.
 • PROPOSED PARKING LOT WILL BE PAVED WITH A DISTRESS & DOUBLE SURFACE.

ZONING REQUEST:
 SPECIAL EXCEPTION TO USE SUBJECT PROPERTY FOR A PHYSICIAN'S OFFICE ESTABLISHED WITHIN A PRIMARY RESIDENCE WITH NOT MORE THAN ONE NON-RESIDENT PROFESSIONAL ASSOCIATE AND NOT MORE THAN TWO NON-RESIDENT EMPLOYEES/PART-TIME TO BOSS SECTION 1801C12.

OWNER:
 CLARENCE F. & FRANCES R. WROBLEWSKI
 1523 NORMAN AVE.
 LUTHERVILLE, MD 21093-4106
 DEED REF. #4422406
 ACCT. #023008700

1/11/04

**PLAN TO ACCOMPANY
 PETITION FOR SPECIAL EXCEPTION
 WROBLEWSKI PROPERTY
 1623 BELLONA AVE.**

ELECTION DISTRICT 8 BALTIMORE COUNTY, MD		CONCILIARY 4	
REVISIONS:		SCALE: 1"=20'	
DATE: 1/21/04		JOB NO.: 353-01	
DESIGNED: SL		CHECKED: SL	
DRAWING NUMBER: ZON-1		SHEET: 1 OF 1	

THOMAS J. HOFF, INC.
 Land Development Consultants and Landscapes Architects
 108 W. PENNSYLVANIA AVE.
 LUTHERVILLE, MD 21034
 410-296-3668
 FAX: 296-5326